



TOWN OF NORTH ANDOVER

FINANCE COMMITTEE

Meeting Minutes

Meeting Date: May 10, 2012

Meeting Location: Town Hall, First Floor
Conference Room

Meeting called to order: 6:45PM

Note: All FINCOM votes are subject to change upon receipt of new information.

Alan LeBovidge AL, Chairman	X	Ramsey Bahrawy- RB	
Tom Dugan TD, Vice Chairman	X	Robert Norbedo-RN	X
Ben Osgood-BO	X	Matthew Remis-MRem	X
Dan Leary -DL	X		
Peter Besen-PB	X	Pat Sifferlen, PS, Admin	X
Donald Elliot DE	X		

Non FinCom Members in Attendance

OTHERS: - Rick Nardella (RNA), Joyce Bradshaw(JB), Stan Limpert (ST), Steve Foster (SF)

Note: Documents used in this meeting are listed in Document Table, herein.

II. Previous Minutes Approved

III. New Business

AGENDA ITEM: A .Facilities Master Plan Update

Discussion: AL Rick Nardella here to give update on FMP changes, priorities.

RNA Last time I was here plan was not completed yet. The plan to renovate the Senior Center latterly was a better option than renovating Bradstreet.

Passed out Sheet (see attached) this shows the preferred recommended options shows what other options are and cost associated with it. Professional engineers architects and facilities manager have all worked on this.

Kittridge school Gym added last minute to make school more viable.

Renovate old police station is number one gym number 2 Town manager put 10% design of police station and gym together on warrant

AL what is the rush of School department to get out of Ozzy properties?

Renovation vs new building Chief Stanley had stated this is the worst building need to get out of there.

RNA the quality of the building has easy fixes which would get done during renovation. The architects and engineers have stated you could gut out interior and redo instead of tearing down. Not suitable for Police needed new room but is suitable (6000sq feet) for office space.

MR With meeting with former chief this building was not suitable and building was going to be sold to help pay for new station.

RNA the committee has met for almost 18 months we looked at every alternative we looked at tearing down and building did not make any sense. On the rental issue would like to do something that in 25-30 yrs town will own property. Today may have decent rent but we can't see future.

AL Should this be #1 priority?

RNA yes because they are paying rent.

SF Foundation is good roof good (no water) interior air quality being taken care of

RN will be like a new building everything will be removed right down to studs. We had architects and designers go in we should feel confident with their numbers.

DL 2.7 million would cost town \$415 per square foot seems high for an administration building.

RNA we are convinced numbers are good. This committee was to adapt and reuse existing structures and to bring back to downtown the town offices. The location is good near all school.

AGENDA ITEM: B. Joyce Bradshaw Report

Discussion: Given Draft finance Committee report with some Finance Committee explanations BOS will sign warrant on May 21, 2012 I will need any additional explanations or recommendations for the May 21, 2012 report by Friday May 18, 2012 This report as required by the charter change to warrant distribution will satisfy the 21 day requirement. Copies of the report will be made available at the Town Hall and the Stevens Library. Also will be put on Website and cable. Any additional changes the final report should be in no later than June 4, 2012

Discussion:

AL would like to start going over warrant articles and take a look at the finance Committee report to make any changes.

Article 12 Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 12 seconded by PB Y 8 N 0 passed Unanimous

Article 13Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 13, seconded by AL Y 8 N 0 passed Unanimous

Article 15 Vote Taken Motion by PB to have Fincom vote Unfavorable action for warrant article 15, seconded by BO Y 8 N 0 passed Unanimous

Article 19 Vote Taken Motion by PB to have Fincom vote Favorable action for warrant article 19, seconded by RN Y 8 N 0 passed Unanimous

Article 20 Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 20, seconded by AL Y 8 N 0 passed Unanimous

Article 22Vote Taken Motion by PB to have Fincom vote Favorable action for warrant article 22 as amended, seconded by DE Y 8 N 0 passed Unanimous

Article 23 Vote Taken Motion by MR to have Fincom vote Favorable action for warrant article 23 as amended, seconded by BO Y 7 N 1 passed Unanimous

Article 24 Water Enterprise, Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 24, seconded by PB Y 8 N 0 passed Unanimous.

Article 25 Vote Taken Motion by MR to have Fincom vote Favorable action for warrant article 25, seconded by BO Y 8 N 0 passed Unanimous

Article 26 Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 26, seconded by DE Y 8 N 0 passed Unanimous

Article 27 Vote Taken Motion by DE to have Fincom vote Favorable action for warrant article 27 seconded by PB Y 8 N 0 passed Unanimous

Article 28 CIP #'s have changed would like to have Town Manager in to explain. Would also like to separate line item #8 into two separate items one being, School Gym and the other the Police station renovation.

Article 29 ESCO discussion

MR based on what we have heard I think we are rushing into this.

PB If we remove the big items with longer paybacks we still have same savings.

DL not that good of an energy project more of a facilities project to get work done.

TD this is just a different way of financing 4.3 million in work We could probably do this if we had a better plan

Al is this a package deal? Could we start taking out different items will they cancel deal

Need Steve Foster to finish study a lot of unanswered questions. Pays for itself but we don't make any money off of it

Vote Taken Motion by MR to have Fincom vote Unfavorable action for warrant article 29, seconded by BO Y 7N 0 A 1 (DL) passed Unanimous

Article 30 Vote Taken Motion by BO to have Fincom vote Favorable action for warrant article 30, seconded by RN Y 8 N 0 passed Unanimous

IV. Next Meetings

May 15 2012 Budget Discussion and vote

ITEM #	TYPE	FROM	TO	SUBJECT	COMMENTS
1	Facility master plan scenarios	Rich Nardella	Fincom		
2	Draft warrant	Joyce Bradshaw	Fincom		
3					

ITEM #	ACTION ITEM	INDIVID.	COMPL. DATE	STATUS

V. Adjournment-

Motion: BO
Seconded: DE

Unanimous
Time: 9:00

